

Hilltop Point Community Development District

Board of Supervisors

Betti Valenti, Chairman
Stephen Bennett, Vice Chairperson
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Vacant, Assistant Secretary

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Friday, March 24, 2023, at 10:15 a.m.

The Regular Meeting of the Hilltop Point Community Development District will be held on **March 24, 2023 at 10:15 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

All cellular phones and pagers must be turned off during the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District ManagerTab 01
- C. District Engineer

4. BUSINESS ITEMS

- A. Appointment of Supervisor to Open Board Seat
 - i. Administer Oath of Office
 - ii. Confirmation of Board Compensation
- B. Consideration of Resolution 2023-04; Redesignating Officers.....Tab 02
- C. Discussion on Development Updates
- D. General Matters of the District

5. CONSENT AGENDA ITEMS

- A. Consideration of Regular Meeting Minutes February 17, 2023Tab 03
- B. Consideration of Operations and Maintenance Expenditures December 2022.....Tab 04
- C. Review of Financial Reports for Month Ending December 31, 2022.....Tab 05

6. BOARD MEMBERS COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bryan Radcliff

District Manager

District Office

Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

HILLTOP POUNT CDD

Field Inspection - March 2023

Thursday, March 9, 2023

Prepared For Hilltop Point Board Of Supervisors

13 Items Identified



Item 1

Entry monument looks good. The hose laying there is from the nearby storm drain pumping.



Item 2

A crate of construction debris has been dumped behind the monument and needs to be hauled off.



Item 3

McDonald St is closed off from the storm drain pumping.



Item 4

No issues with the other monument.



Item 5

The turf is properly mowed all along the ditch.



Item 6

All of the ponds are dry and mowed.



Item 7

Assigned To Yellowstone

This magnolia near the pond at the end of Hilltop Farms Dr looks like it is developing a fungus and should be treated before symptoms worsen.



Item 8

Pond is dry and clean.



Item 9

Assigned To Yellowstone

The fence line needs to be string trimmed or sprayed.



Item 10

Assigned To Yellowstone

Limbs hanging over or against the fence like this need to be cut.



Item 11

The large pond is dry and clean.



Item 12

Pine trees still need to be straightened near Pindos Dr and Barrel Dr.



Item 13

Weeds are overgrown along Pindos Dr at the entrance to the community.

RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Hilltop Point Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Dade City; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24th DAY OF MARCH, 2023.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice-Chair

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

February 17, 2023, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the Hilltop Point Community Development District was held on **Friday, February 17, 2023, at 10:15 a.m.** at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638

1. CALL TO ORDER

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Hilltop Point Community Development District to order on **Friday, February 17, 2023, at 10:19 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair	
Stephen Bennett	Supervisor	(appointed during the meeting)
Lee Thompson	Supervisor	
John Blakley	Supervisor	(via conference call)

Staff Members Present:

Bryan Radcliff	District Manager, Inframark	
Erin McCormick	District Counsel & Registered Agent	
Tonja Stewart	District Engineer, Stantec	(via conference call)

There were no members of the general public present.

2. AUDIENCE QUESTIONS OR COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Manager

C. District Engineer

There were no staff reports on behalf of the manager and engineer.

4. BUSINESS ITEMS

A. Acceptance of Board Resignation – Supervisor Malcuit, Seat 2

The Board accepted the resignation of Keith Malcuit from Seat 2 of the Board of Supervisors for Hilltop CDD.

MOTION TO: Accepted the resignation letter from Keith Malcuit.
MADE BY: Supervisor Thompson
SECONDED BY: Supervisor Valenti
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Appointment of Supervisor to Open Board Seat

i. Administer Oath of Office

ii. Confirmation of Board Compensation

The Board Appointed Stephen Bennett to Seat 2 of the Board of Supervisors of Hilltop CDD.
Mr. Bennett declined compensation.

MOTION TO: Appoint Stephen Bennett to Seat 2 of the Board of
Supervisors of Hilltop CDD.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

C. Consideration of Resolution 2023-03; Redesignating Officer

The Board Adopted Resolution 2023-03; Redesignating Officers with Betty Valenti as Chair and
Stephen Bennett as Vice Chair.

MOTION TO: Approved Resolution 2023-03 as stated.
MADE BY: Supervisor Thompson
SECONDED BY: Supervisor Valenti
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

D. Ratification of Sharp Design Studio Work Order – ANSI Forms

The Board Ratified a work order from Sharp Design.

MOTION TO: Ratified a work order from Sharp Design.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. General Matters of the District

The Board requested that a standing item be added to all agendas going forward titled Project Manager Update to update the Board on the status of construction.

5. CONSENT AGENDA ITEM

A. Consideration of Regular Meeting Minutes December 16, 2022

B. Consideration of Operations and Maintenance Expenditures November 2022

C. Review of Financial Reports for Month Ending November 30, 2022

The Board Approved Consent Agenda Items A – C (Regular meeting minutes from the meeting held on 12/16/2022, O & M Expenditures from November 2022 and Financials for the month ending 11/30/2022).

MOTION TO: Approve the Consent Agenda Item A through C as stated.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

6. BOARD MEMBERS' COMMENTS

There were no Board member comments currently.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 10:34 A.M.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	80917	\$3,712.57		DISTRICT INVOICE JUNE 2022
INFRAMARK LLC	82015	\$3,755.68		DISTRICT INVOICE JULY 2022
INFRAMARK LLC	82089	\$8,697.21		MGMT FEES JAN-JULY 2022
INFRAMARK LLC	86284	\$3,710.04		DISTRICT INVOICE NOV 2022
INFRAMARK LLC	87623	\$3,710.61	\$23,586.11	DISTRICT INVOICE DEC 2022
YELLOWSTONE LANDSCAPE	TM 473388	\$2,354.00		JANUARY 2023 MONTHLY LANDSCAPE MAINTENANCE
Monthly Contract Subtotal		\$25,940.11		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
TAMPA ELECTRIC	221008683908 112922	\$28.82		SERVICES 10/22/22-11/21/22
TAMPA ELECTRIC	221008717680 112922	\$35.60		SERVICES 10/22/22-11/21/22
TAMPA ELECTRIC	221008717698 112922	\$36.17	\$100.59	SERVICES 10/22/22-11/21/22
Utilities Subtotal		\$100.59		
Regular Services				
TAMPA BAY TIMES	320570 121122	\$201.50		NOTICE OF MEETING SCHEDULE 12/11/22
Regular Services Subtotal		\$201.50		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$26,242.20		

Approved (with any necessary revisions noted):

HILLTOP POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#80917

DATE

7/31/2022

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

8/30/2022

BILL TO

Hilltop Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- June	8	Ea	0.53		4.24
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Administration	1	Ea	375.00		375.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Subtotal					3,712.57

Subtotal \$3,712.57

Tax \$0.00

Total Due \$3,712.57

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#82015

DATE

8/25/2022

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

BILL TO

Hilltop Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage - Postage- July	4	Ea	0.55		2.20
Supplies - 1-24-2022 DNH*GODADDY.COM	1	Ea	45.15		45.15
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
District Management Services - Administration	1	Ea	375.00		375.00
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Subtotal					3,755.68

Subtotal

\$3,755.68

Tax

\$0.00

Total Due

\$3,755.68

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#82089

DATE

8/31/2022

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

9/30/2022

BILL TO

Hilltop Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
January - June True Up District Management Services - District Management	1	Ea	5,138.89		5,138.89
Administration	1	Ea	708.33		708.33
Recording Secretary	1	Ea	433.34		433.34
Accounting	1	Ea	1,291.66		1,291.66
Financial Revenue Collections	1	Ea	600.00		600.00
Rental & Leases	1	Ea	133.33		133.33
Website Administration	1	Ea	216.66		216.66
Technology/Data Storage	1	Ea	175.00		175.00
Subtotal					8,697.21

Subtotal

\$8,697.21

Tax

\$0.00

Total Due

\$8,697.21

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#86284

DATE

11/30/2022

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

12/30/2022

BILL TO

Hilltop Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: November 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - Administration	1	Ea	375.00		375.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Postage - Postage- September	3	Ea	0.57		1.71
Subtotal					3,710.04

Subtotal	\$3,710.04
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Tax	\$0.00
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Total Due	\$3,710.04
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#87623

DATE

12/21/2022

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2023

BILL TO

Hilltop Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: December 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - Administration	1	Ea	375.00		375.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Postage - Postage- September	4	Ea	0.57		2.28
Subtotal					3,710.61

Subtotal	\$3,710.61
Tax	\$0.00
Total Due	\$3,710.61

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

INVOICE #	INVOICE DATE
TM 473388	1/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Hilltop Point CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Hilltop Point CDD

Invoice Due Date: January 31, 2023

Invoice Amount: \$2,354.00

Description	Current Amount
Monthly Landscape Maintenance January 2023	\$2,354.00

Invoice Total **\$2,354.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Received
DEC 05 2022

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/29/2022

Account: 221008683908

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12373 CARL LOOP, PUMP
DADE CITY, FL 33525-6051

Current month's charges:	\$28.85
Total amount due:	\$28.85
Payment Due By:	12/20/2022

Your Account Summary

Previous Amount Due	\$45.55
Payment(s) Received Since Last Statement	-\$45.55
Current Month's Charges	\$28.85
Total Amount Due	\$28.85



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**SCAMMERS
ARE CALLING**
Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to buy a prepaid card or download a payment app.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call 800-873-TIPS.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008683908

Current month's charges:	\$28.85
Total amount due:	\$28.85
Payment Due By:	12/20/2022

Amount Enclosed \$

662494874716

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6624948747162210086839080000000028854

Account: 221008683908
Statement Date: 11/29/2022
Current month's charges due 12/20/2022

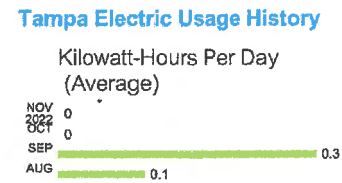


Details of Charges – Service from 10/22/2022 to 11/21/2022

Service for: 12373 CARL LOOP, PUMP, DADE CITY, FL 33525-6051

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000871451	11/21/2022	11		11		0 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000		
Florida Gross Receipt Tax						\$23.25		
						\$0.60		
Electric Service Cost						\$23.85		
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges						\$5.00		
Total Current Month's Charges						\$28.85		



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, and we're on track to save customers approximately \$90 million in fuel costs this year due to solar power generation. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Sept. 2022 includes Natural Gas 79%, Purchased Power 9%, Solar 7% and Coal 5%.

Received
DEC 05 2022

ACCOUNT INVOICE

tampaelectric.com



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12142 FARRIER DR, LFT STAT
DADE CITY, FL 33525

Statement Date: 11/29/2022
Account: 221008717680

Current month's charges:	\$37.03
Total amount due:	\$35.60
Payment Due By:	12/20/2022

Your Account Summary

Previous Amount Due	\$360.36
Payment(s) Received Since Last Statement	-\$361.79
Credit balance after payments and credits	-\$1.43
Current Month's Charges	\$37.03
Total Amount Due	\$35.60



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**SCAMMERS
ARE CALLING**
Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to buy a prepaid card or download a payment app.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call 800-873-TIPS.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008717680

Current month's charges:	\$37.03
Total amount due:	\$35.60
Payment Due By:	12/20/2022
Amount Enclosed	\$ 35.60

672371378931

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

672371378931221008717680000000035601

Account: 221008717680
Statement Date: 11/29/2022
Current month's charges due 12/20/2022

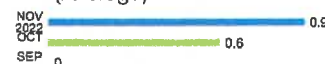

Details of Charges – Service from 10/22/2022 to 11/21/2022

Service for: 12142 FARRIER DR, LFT STAT, DADE CITY, FL 33525

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	11/21/2022	46		17		29 kWh	1	31 Days
Daily Basic Service Charge						31 days @ \$0.75000		\$23.25
Energy Charge						29 kWh @ \$0.07089/kWh		\$2.06
Fuel Charge						29 kWh @ \$0.04126/kWh		\$1.20
Storm Protection Charge						29 kWh @ \$0.00315/kWh		\$0.09
Clean Energy Transition Mechanism						29 kWh @ \$0.00402/kWh		\$0.12
Florida Gross Receipt Tax								\$0.69
Electric Service Cost								\$27.41
Franchise Fee								\$1.80
Municipal Public Service Tax								\$2.82
Total Electric Cost, Local Fees and Taxes								\$32.03
Other Fees and Charges								
Electric Late Payment Fee								\$5.00
Total Other Fees and Charges								\$5.00
Total Current Month's Charges								\$37.03

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

Important Messages
More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, and we're on track to save customers approximately \$90 million in fuel costs this year due to solar power generation. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Sept. 2022 includes Natural Gas 79%, Purchased Power 9%, Solar 7% and Coal 5%.

Received
DEC 05 2022

Statement Date: 11/29/2022
Account: 221008717698

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12433 HILLTOP FARMS DR, LFT STAT
DADE CITY, FL 33525

Current month's charges:	\$36.17
Total amount due:	\$34.74
Payment Due By:	12/20/2022

Your Account Summary

Previous Amount Due	\$360.50
Payment(s) Received Since Last Statement	-\$361.93
Credit balance after payments and credits	-\$1.43
Current Month's Charges	\$36.17
Total Amount Due	\$34.74



**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**SCAMMERS
ARE CALLING**
Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to buy a prepaid card or download a payment app.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call 800-873-TIPS.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008717698

Current month's charges:	\$36.17
Total amount due:	\$34.74
Payment Due By:	12/20/2022
Amount Enclosed	\$ 34.74

672371378932

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008717698
Statement Date: 11/29/2022
Current month's charges due 12/20/2022



Details of Charges – Service from 10/22/2022 to 11/21/2022

Service for: 12433 HILLTOP FARMS DR, LFT STAT, DADE CITY, FL 33525

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	11/21/2022	41		18		23 kWh	1	31 Days
Daily Basic Service Charge			31 days @ \$0.75000			\$23.25	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div><div>NOV 2022</div><div>OCT</div><div>SEP</div></div><div><div>0.7</div><div>0.6</div><div>0</div></div></div>	
Energy Charge			23 kWh @ \$0.07089/kWh			\$1.63		
Fuel Charge			23 kWh @ \$0.04126/kWh			\$0.95		
Storm Protection Charge			23 kWh @ \$0.00315/kWh			\$0.07		
Clean Energy Transition Mechanism			23 kWh @ \$0.00402/kWh			\$0.09		
Florida Gross Receipt Tax						\$0.67		
Electric Service Cost						\$26.66		
Franchise Fee						\$1.75		
Municipal Public Service Tax						\$2.76		
Total Electric Cost, Local Fees and Taxes							\$31.17	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Total Current Month's Charges							\$36.17	

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, and we're on track to save customers approximately \$90 million in fuel costs this year due to solar power generation. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Sept. 2022 includes Natural Gas 79%, Purchased Power 9%, Solar 7% and Coal 5%.



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
12/11/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
12/11/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$201.50	0000261367	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/11/22	12/11/22	0000261367	Times	Legals CLS	Meeting Schedule	1	2x58 L	\$199.50
12/11/22	12/11/22	0000261367	Tampabay.com	Legals CLS	Meeting Schedule	1	2x58 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
12/11/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
12/11/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$201.50	0000261367	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

HILLTOP CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2022

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 344,495	\$ -	\$ -	\$ -	\$ -	\$ 344,495
Due From Other Funds	-	231,535	-	104,817	73,291	409,643
Investments:						
Acquisition & Construction Account	-	-	-	5	-	5
Capitalized Interest Account	-	-	-	(104,820)	(88,462)	(193,282)
Revenue Fund	-	1	-	-	-	1
TOTAL ASSETS	\$ 344,495	\$ 231,536	\$ -	\$ 2	\$ (15,171)	\$ 560,862
LIABILITIES						
Accounts Payable	\$ 22,550	\$ -	\$ -	\$ -	\$ -	\$ 22,550
Due To Other Funds	336,352	-	73,291	-	-	409,643
TOTAL LIABILITIES	358,902	-	73,291	-	-	432,193
FUND BALANCES						
Restricted for:						
Debt Service	-	231,536	-	-	-	231,536
Capital Projects	-	-	-	2	-	2
Unassigned:	(14,407)	-	(73,291)	-	(15,171)	(102,869)
TOTAL FUND BALANCES	(14,407)	231,536	(73,291)	2	(15,171)	128,669
TOTAL LIABILITIES & FUND BALANCES	\$ 344,495	\$ 231,536	\$ -	\$ 2	\$ (15,171)	\$ 560,862

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	310,575	2,654	(307,921)	0.85%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
Other Miscellaneous Revenues	-	22,807	22,807	0.00%
TOTAL REVENUES	310,575	30,753	(279,822)	9.90%

EXPENDITURES

Administration

Supervisor Fees	-	400	(400)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	600	1,000	37.50%
District Counsel	9,500	-	9,500	0.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	1,125	1,875	37.50%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	6,250	10,417	37.50%
Accounting Services	9,500	2,250	7,250	23.68%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	7	493	1.40%
Rentals & Leases	500	150	350	30.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	407	3,093	11.63%
Bank Fees	200	67	133	33.50%
Financial & Revenue Collections	2,333	300	2,033	12.86%
Website Administration	1,600	300	1,300	18.75%
Information Technology	400	150	250	37.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	14,431	54,444	20.95%

Electric Utility Services

Electricity - Utility Ops	1,500	299	1,201	19.93%
Electricity - Streetlights	30,000	-	30,000	0.00%
Total Electric Utility Services	31,500	299	31,201	0.95%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	15,000	-	15,000	0.00%
Landscape- Storm Clean Up & Tree Removal	5,000	-	5,000	0.00%
Aquatic Maintenance	7,500	-	7,500	0.00%
Total Stormwater Control	27,500	-	27,500	0.00%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,750	450	85.94%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	130,000	8,491	121,509	6.53%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Miscellaneous Services	1,000	-	1,000	0.00%
Total Other Physical Environment	174,200	11,241	162,959	6.45%
<u>Parks and Recreations</u>				
Field Services	4,500	-	4,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Total Parks and Recreations	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	310,575	25,971	284,604	8.36%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,782	4,782	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,189)		
FUND BALANCE, ENDING		\$ (14,407)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022
Series 2022-1 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	-	336,352	336,352	0.00%
Special Assmnts- CDD Collected	335,318	-	(335,318)	0.00%
TOTAL REVENUES	335,318	336,354	1,036	100.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	131,021	-	131,021	0.00%
Interest Expense	204,297	104,817	99,480	51.31%
Total Debt Service	335,318	104,817	230,501	31.26%
TOTAL EXPENDITURES	335,318	104,817	230,501	31.26%
Excess (deficiency) of revenues				
Over (under) expenditures	-	231,537	231,537	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ 231,536	\$ 231,536	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 231,536		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022
Series 2022-2 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	73,292	(73,292)	0.00%
Total Debt Service	-	73,292	(73,292)	0.00%
TOTAL EXPENDITURES	-	73,292	(73,292)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(73,291)	(73,291)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ (73,291)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022
Series 2022-1 Capital Project Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 2</u>	<u>\$ 2</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ 2</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022
Series 2022-2 Capital Project Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21	\$ 21	0.00%
TOTAL REVENUES	-	21	21	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	15,192	(15,192)	0.00%
Total Administration	-	15,192	(15,192)	0.00%
TOTAL EXPENDITURES	-	15,192	(15,192)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,171)	(15,171)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ (15,171)</u>		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 12-22
Statement Date 12/31/2022

G/L Balance (LCY)	344,495.18	Statement Balance	356,182.32
G/L Balance	344,495.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	356,182.32
Subtotal	344,495.18	Outstanding Checks	11,687.14
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	344,495.18	Ending Balance	344,495.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/28/2022	Payment	1043	INFRAMARK LLC	11,171.20	11,171.20	0.00
12/29/2022		JE000029	Debt Service/Tax Revenue	336,351.58	336,351.58	0.00
12/21/2022		BANK FEE	TRUIST SERVICE CHARGE	22.91	22.91	0.00
12/21/2022		JE000026	service charge	22.91	22.91	0.00
Total Checks				347,568.60	347,568.60	0.00
Deposits						
12/21/2022		JE000027	assessment distribution	G/L 336,351.58	336,351.58	0.00
12/28/2022		JE000028	Check Deposit #130488#####	G/L 22,806.94	22,806.94	0.00
12/29/2022		JE000029	Debt Service/Tax Revenue	G/L 336,351.58	336,351.58	0.00
12/21/2022		JE000026	service charge	G/L 22.91	22.91	0.00
12/9/2022		DEP00002	RTSP Req 3 Reimburse Legal Invoices	G/L 5,292.00	5,292.00	0.00
Total Deposits				700,825.01	700,825.01	0.00
Outstanding Checks						
10/1/2022		JE000019	Outstanding check# 1013; Ballantrae	50.00	0.00	50.00
12/28/2022	Payment	1042	EGIS INSURANCE ADVISORS	5,000.00	0.00	5,000.00
12/28/2022	Payment	1044	JOHN C. BLAKLEY	200.00	0.00	200.00
12/28/2022	Payment	1045	LEE R. THOMPSON	200.00	0.00	200.00
12/28/2022	Payment	1046	TAMPA ELECTRIC	100.59	0.00	100.59
12/28/2022	Payment	1047	YELLOWSTONE LANDSCAPE	6,136.55	0.00	6,136.55
Total Outstanding Checks.....				11,687.14		11,687.14